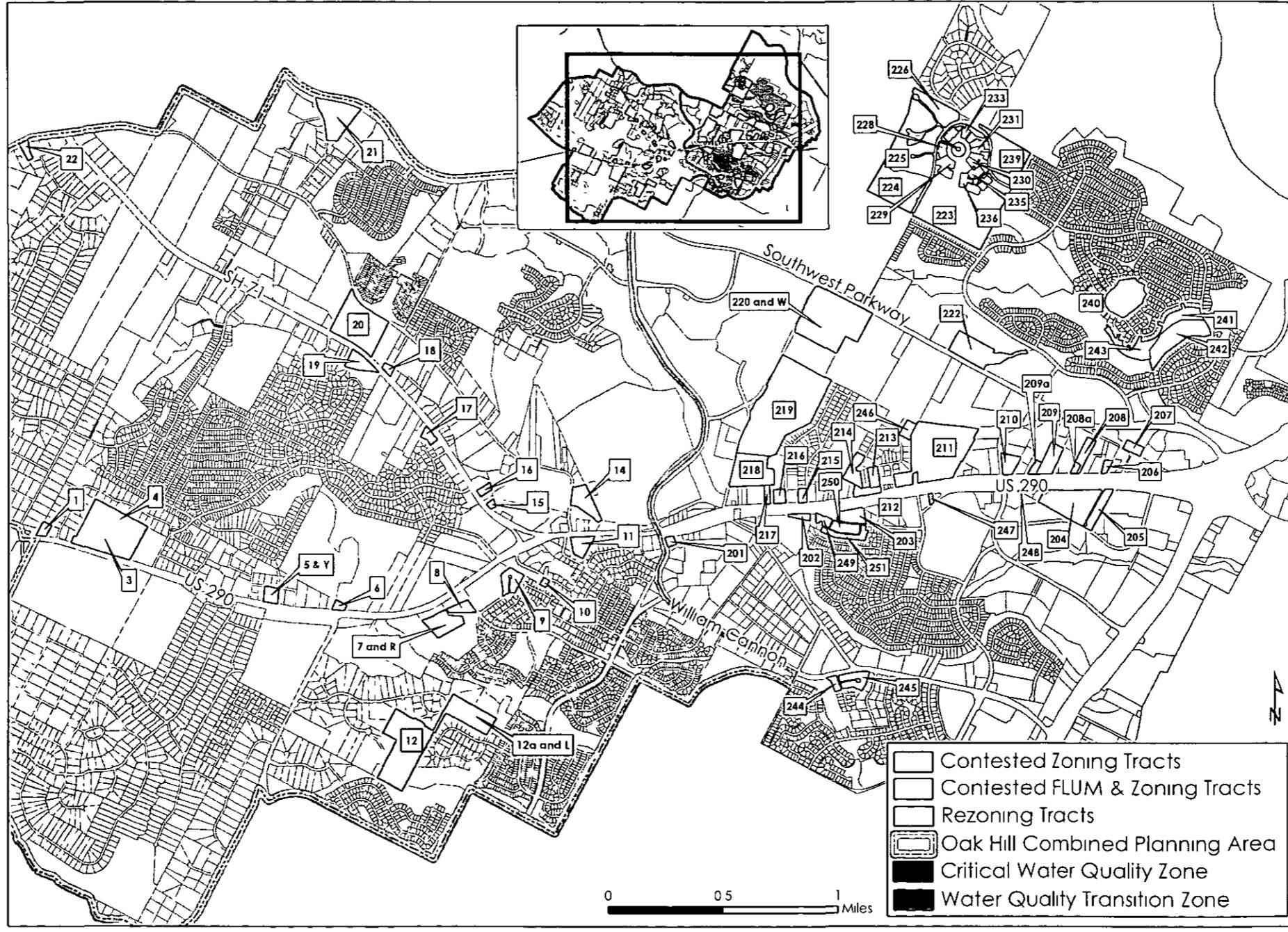


Late Backup



Oak Hill Combined Neighborhood Plan Tract Map - Rezoning Tracts and Contested Tracts

Item # 69 PH, 70 PH, 71 PH
NP-2008-0025 &
C14-2008-0125 C14-2008-0129
August 21 2008



Oak Hill Combined Neighborhood Plan
Contested Zoning Tracts and Contested FLUM/Zoning Tracts
 August 21, 2008 - City Council Public Hearing

Item # 69 PH, 70 PH, 71 PH
 NP-2008-0025
 C14-2008-0129 C14-2008-0125

West and East Oak Hill NPA - Contested Zoning Tracts and Contested FLUM/Zoning Tracts						
Tract # Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner/Other Interests Recommendation	Votes Required
<p>5 and Y 8060 W US HIGHWAY 290 (2.27 acres) Note: FLUM and Zoning Contested</p>	<p>I-RR Single Family</p>	<p>Mixed Use Land Use CS-NP</p>	<p><i>Neighborhood Mixed Use Land Use</i> LO-NP LO (Limited Office zoning district) is recommended to be consistent with the existing zoning of property to the west. Although property to the east is zoned CS (General Commercial Services District), CS zoning should be located near major intersections.</p>	<p>Mixed Use Land Use CS-NP</p>	<p>(Not known)</p>	<p>4 for 1st reading 5 for all three readings</p>
<p>7 and R W U S HY 290 (ABS 788 SUR 62 WILLIAMS J) (4.99 acres) Note: FLUM and Zoning Contested</p>	<p>DR Undeveloped</p>	<p>Office Land Use GO-NP</p>	<p><i>Office Land Use</i> GO-NP The property to the south of the subject tract is zoned LO (Limited Office District). Staff recommends a GO (General Office District) zoning on this tract because of its frontage on the US Highway 290.</p>	<p>(Not known)</p>	<p>Property Owner Recommendation (Ross Grant Trustee): Commercial Land Use GR-NP</p>	<p>4 for 1st reading 5 for all three readings</p>
<p>220 and W PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T (1-D-1)) (90.64 acres) Note: FLUM and Zoning Contested</p>	<p>DR Undeveloped</p>	<p>Mixed Use Land Use LR-MU-NP</p>	<p><i>Mixed Use Land Use</i> LR-MU-NP The subject tract is located within the Recharge Zone and on an incline that hinders visibility of drivers. Therefore, a low intensity neighborhood commercial zoning district (LR) is recommended due to the limited sight-distance associated with the location of this property along Southwest Parkway.</p>	<p>Mixed Use Land Use GR-NP</p>	<p>Save Oak Hill Recommendation. Neighborhood Mixed Use Land Use</p>	<p>4 for 1st reading 5 for all three readings</p>

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Tract # Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner /Other Interests Recommendation	Votes Required
<p>12a and L</p> <p>Waters Tract 6800 WATERS WAY (11.32 acres)</p> <p><i>Note: FLUM and Zoning Contested</i></p>	<p>I-RR</p> <p>Single Family/Undeveloped</p>	<p><i>High Density Single Family Land Use</i></p> <p>SF-6-CO-NP Conditional Overlay Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista)</p>	<p><i>Single Family Land Use</i></p> <p>SF-1-NP</p> <p>The current zoning on adjacent properties is SF-2, although they are developed as large-lot single family residences. Due to this existing large lot character in the Loma Vista neighborhood, staff is recommending SF-1 large lot single family zoning for this tract.</p>	<p><i>High Density Single Family Land Use</i></p> <p>SF-6-CO-NP Conditional Overlay Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista)</p>	<p>Property Owner Recommendation (Ronald & Jackie Waters) (Agent- Jeff Howard) <i>High Density Single Family Land Use SF-6-CO-NP</i> Conditional Overlay Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista)</p> <p>Shadow Ridge Subdivision Recommendation: <i>Single Family Land Use</i> SF-1 with Conditional Overlay limiting the development to Rural Residential density</p> <p>Loma Vista Subdivision Recommendation (Agent- Robert Kleeman): <i>Single Family Land Use</i> SF-1 with Conditional Overlay limiting single family dwellings to a maximum of 8 units only</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>12</p> <p>1808 Treadwell Street; 8411, 8511 FM 1826, ABS 788 SUR 62 WILLIAMS J ACR 8 0 (1-D-1W), ABS 788 SUR 62 WILLIAMS J ACR 10 0 (1-D-1W)</p> <p><i>Note: Only Zoning Contested</i></p>	<p>I-RR</p>	<p><i>Single Family Land Use</i></p> <p>SF-1-NP</p>	<p><i>Single Family Land Use</i></p> <p>SF-1-NP</p> <p>The current zoning on adjacent properties is SF-2, although they are developed as large lot single family residences. Therefore, staff is recommending SF-1 large lot single family zoning for this tract in order to maintain the rural character of the neighborhood.</p>	<p>(Not known)</p>	<p>Shadow Ridge Subdivision Recommendation: <i>Single Family Land Use</i> SF-1 with Conditional Overlay limiting the development to Rural Residential density</p> <p>Loma Vista Subdivision Recommendation (Agent- Robert Kleeman): <i>Single Family Land Use</i> SF-1 with Conditional Overlay limiting single family dwellings to a maximum of 8 units only</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>

Oak Hill Combined Neighborhood Plan
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Tract # Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner /Other Interests Recommendation	Votes Required
<p>208 5256 US Highway 290 <i>Note Only Zoning Contested</i></p>	<p>Commercial DR Storage Units</p>	CS-CO-NP	<p><i>Commercial Land Use</i> CS-CO-NP Conditional Overlay Laundry Services, Maintenance and Service Facilities The subject tract is fronting US Highway 290 and the existing use is auto sales and service garage CS (General Commercial Services) zoning district is proposed to bring existing uses into conformance with the current zoning code</p>	(Not known)	<p>Property Owner Recommendation (Robertson Bruce) DR</p>	<p>4 for 1st reading 5 for all three readings</p>
<p>208a 5258 W U S HY 290 (54 acres) <i>Note Only Zoning Contested</i></p>	<p>DR Auto sales & service garage</p>	CS-CO-NP	<p><i>Commercial Land Use</i> CS-CO-NP Conditional Overlay Laundry Services, Maintenance and Service Facilities The subject tract is fronting US Highway 290 and the existing use is auto sales and service garage CS (General Commercial Services) zoning district is proposed to bring existing uses into conformance with the current zoning code</p>	(Not known)	<p>Property Owner Recommendation (Hajjar Joseph) <i>Commercial Land Use</i> CS-1-NP</p>	<p>4 for 1st reading 5 for all three readings</p>
<p>209a 5350 W U S HY 290 (1.11 acres) <i>Note Only Zoning Contested</i></p>	<p>DR Car lot and car service</p>	GR-NP	<p><i>Commercial Land Use</i> GR-NP This property fronts US Highway 290 and the existing use is car service GR (Community Commercial Services District) zoning district is proposed to bring the existing use into conformance with the current zoning code</p>	(Not known)	<p>Property Owner Recommendation (Hajjar Joseph) <i>Commercial Land Use</i> CS-1-NP</p>	<p>4 for 1st reading 5 for all three readings</p>

Oak Hill Combined Neighborhood Plan
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Tract # Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner /Other Interests Recommendation	Votes Required
<p>216 6154 W US HY 290 (1.7 acres) <i>Note: Only Zoning Contested</i></p>	<p>DR</p>	<p>GR-CO-NP</p>	<p><i>Neighborhood Commercial Land Use</i></p> <p>GR-CO-NP Conditional Overlay: Automotive Repair Services, Custom Manufacturing, Exterminating Services, Service Station</p> <p>The property fronts US Highway 290 and a portion of the property is located within the 100-year flood plain, therefore a Conditional Overlay is recommended to prohibit high-risk uses in the GR (Community Commercial District) zoning</p>	<p>(Not known)</p>	<p>Property Owner Recommendation (Yu Paul Bo & Yan-Qin): <i>Commercial Land Use</i> a footprint of CS-1-NP</p>	<p>4 for 1st reading 5 for all three readings</p>

Oak Hill Combined Neighborhood Plan
 August 21, 2008 - City Council Public Hearing
Motion Sheet for Uncontested Items

Item # 69 PH, 70 PH, 71 PH

Combined West and East Oak Hill Neighborhood Plan						
Motion #	Agenda Item #	Proposed Action	Staff Comments	Planning Commission Recommendation July 8, 2008	Notes	City Council August 21, 2008
1	69 PH	Approve the Oak Hill Combined Neighborhood Plan and the uncontested tracts of the Future Land Use Map	The land use/zoning designations for the contested tracts are discussed separately	Approved uncontested FLUM as staff recommended Neighborhood Plan- Approved with two changes 1) Remove ST 1 Brush Country Street Extension from the Appendix 2) Add language pertaining to location of a Transit Oriented Development close to the "Y"	Refer to Contested FLUM Tracts motion sheet for recommendations on contested FLUM tracts	

Proposed Rezoning: East Oak Hill NPCD						
Motion #	Agenda Item #	Proposed Action	Staff Comments	Planning Commission Recommendation July 8, 2008	Notes	City Council August 21, 2008
2	70 PH	Approve the zonings and rezonings of the uncontested tracts as recommended by staff, and neighborhood planning contact team for East Oak Hill planning area	Staff, and the neighborhood planning contact team are in agreement with the proposed zoning changes, with the exception of the contested tracts	Approved staff recommendation on uncontested tracts and contested tracts 208a, 209a, 216, 220	Refer to Zoning and FLUM / Zoning Contested Tracts motion sheet for tracts 208a, 209a, 216 and 220 and W	

Proposed Rezoning: West Oak Hill NPCD						
Motion #	Agenda Item #	Proposed Action	Staff Comments	Planning Commission Recommendation July 8, 2008	Notes	City Council August 21, 2008
3	71 PH	Approve the zonings and rezonings of the uncontested tracts as recommended by staff, and neighborhood planning contact team for West Oak Hill planning area	Staff and neighborhood planning contact team are in agreement with the proposed zoning changes, with the exception of the contested tracts	Approved staff recommendation on uncontested tracts and contested tracts 7 & R	Refer to Zoning and FLUM / Zoning Contested Tracts motion sheet for recommendations on tracts 5 and Y, 12a and L, 12	